

**City of Eau Claire  
Plan Commission Minutes  
Meeting of February 1, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Pederson, Seymour, Weld, Radabaugh  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Noel, Schatz, Fieber, Genskow

The meeting was chaired by Mr. Weld.

1. **CONDITIONAL USE PERMIT (CZ-1602) – Off-Premise Sign, WEAU**

Mr. Tufte presented a request to allow a ground sign with off-premise advertising for WEAU/Gray Television at 1907 S. Hastings Way. The 4.5' wide by 8' tall (36 s.f.) ground sign would display Gordy's Market advertising, who is the sponsor of the enclosed patio at the TV station. This sign needs to be a 20-foot setback from the right-of-way and must comply with spacing requirements from other existing off-premise signs. The proposed location is farther away from other off-site premise signs, being over the required 1,000 feet along the same side of the street and over 250 feet from across the street.

Terry McHugh, 1907 S. Hastings Way, asked if the banner sign location could be used instead.

Mr. Tufte stated the ordinance would have to be amended for such a request.

Mr. Radabaugh moved to approve the conditional use permit subject to conditions in the staff report. Mr. Pederson second and the motion passed.

2. **EXCESS LAND – Seaver Street Parking Lot – N.E. corner of Seaver St. & S. Barstow St.**

Mr. Schatz presented a request to declare property as excess for sale. The existing surface parking lot is underutilized. The City obtained the property originally in 1987 after a Community Development Block Grant (CDBG) loan default. The City has recently received two requests to purchase the land for redevelopment. If the lot is sold, the development potential for land value increase would be more than enough to repay CDBG funds used on the property.

Brian Helios, 403 Wisconsin St., asked if the request for proposals (RFP) will be an open process. Mr. Schatz stated the City would issue an open RFP to seek the highest and best use.

Mr. Granlund moved to recommend approval of declaring the Seaver Street parking lot as excess City property. Ms. Ebert seconded and the motion carried.

3. **LAND EXCHANGE – Oakwood Hills Park – S.E. corner of Golf Rd. & S. Oakwood Hills Pkwy**

Mr. Fieber presented a recommendation on a proposed land exchange agreement between the City of Eau Claire and an adjacent property owner at the southeast corner of Golf Road and S. Oakwood Hills Parkway. The property owner has a retaining wall encroaching 5' into City parkland and the City has a sidewalk encroaching 3.5' into the same property owner's land. The land swap would be accomplished by utilizing quitclaim deeds.

Ms. Ebert moved to recommend approval of the land exchange. Mr. Pederson seconded and the motion carried.

4. **SITE PLAN (SP-1603) – Oakwood Hills Apartments, Bullis Farm Road**

Mr. Radabaugh left the meeting.

Mr. Tufte presented a request to approve a site plan for the Oakwood Hills Apartments project. The two 49-unit apartment buildings would contain both surface and underground parking. The overall size of the buildings has not changed but studio apartments have been added. This change does not warrant additional review by City Council. A CSM is required for the two lots. Bike parking has been provided and there are three proposed curb-cuts off Bullis Farm Rd. The proposed combination of ground signs and wall signs need a conditional use permit.

Matt Frisbee with Ayres Associates stated rear retaining walls will vary between 2' to 8' in height. Wildlife can move through the site where the retaining walls provide an opening. To appease neighbors, buildings were repositioned slightly to the west and natural buffering provided. Also, the angles of the building help to breakup sightlines.

Mr. Seymour moved to approve the site plan subject to the conditions of the staff report. Ms. Mitchell seconded and the motion carried.

5. **DISCUSSION/DIRECTION**

Mr. Radabaugh returned to the meeting.

A. **Parking Requirements**

Mr. Tufte presented research on other communities' standards and APA guidelines. In most cases the City is very similar sometimes less restrictive. Staff recommendations are to update terms and add new standards for call centers and auto-repair uses. To address multi-family parking, especially in college rental areas, the commission may want to follow Oshkosh and Green Bay's examples of not allowing more than a one-stall reduction in meeting the required bicycle parking. The common reality is that most college students have both a bike and car. In shared parking arrangements staff is recommending that a legal binding agreement be filed to keep record of compliance. This would also help address shared parking for multi-tenant uses such as employee and retail customers. There are unused complicated provisions in the mixed use planned development ordinance and outdated references that should be eliminated. Simple standards could be developed as policy. A correction should be made in the stall design table in the code to be based off 60' bay widths. Lastly, Transit Demand Management (TDM) strategies could be looked into to reduce parking requirements in the cases of ride-share or employee incentivized transit programs.

Ms. Ebert suggested that signs might be good for identifying allowed parking users during certain times of day or to consider the issuance of parking passes. She also had concern that TDM strategies, while well-meaning, are not permanent solutions, and if they fail a business site might not have the needed parking.

Mr. Tufte stated City parking permits are issued already in certain circumstances. Staff is also moving to an annual accounting method of tracking permits and number of stalls available downtown, whether publically or privately owned. Downtown parking is challenging because many uses are grandfathered and more people are living downtown. Parking requirements is mainly drive by intensification of use. For example, if a downtown office converts to a restaurant it would trigger the need to provide more required parking.

Mr. Weld stated for multi-family uses, the City should consider requiring one-stall per bedroom instead and to add guest parking into the formula.

Ms. Mitchell voiced concerns about too great of reduction in required parking stalls for providing bicycle stalls.

The commission directed staff to prepare a draft ordinance after conducting more research.

B. Neighborhood Revitalization Task Force

The next Neighborhood Revitalization Task Force meeting is scheduled for February 11 at 7 p.m. at RCU. Four outside speakers will share about what other communities are doing for reinvestment efforts. The first meeting's notes and future agendas are now posted on the City's website.

C. Code Compliance Items

None.

D. Future Agenda Items

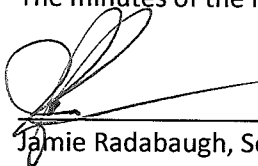
None.

E. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of January 18, 2016 were approved.

  
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Jamie Radabaugh, Secretary